



**TO LET**

First Floor 139 Goldsmith Avenue  
Southsea, Hampshire, PO4 8QZ



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## Key Features

- Portsmouth is a major south coast city
- Well located being close to bus and train stations
- Ample on-street parking available in the surrounding roads
- Flexible open-plan floor space
- Second floor also available - 2,352 sq ft
- Shared goods lift to all floors and three phase power
- Floor-to-ceiling height of approximately 2.16 metres
- The occupier may be entitled to 100% Small Business Rate relief
- Available for a variety of uses (STP)
- New flexible lease - rent £2,000 pcm







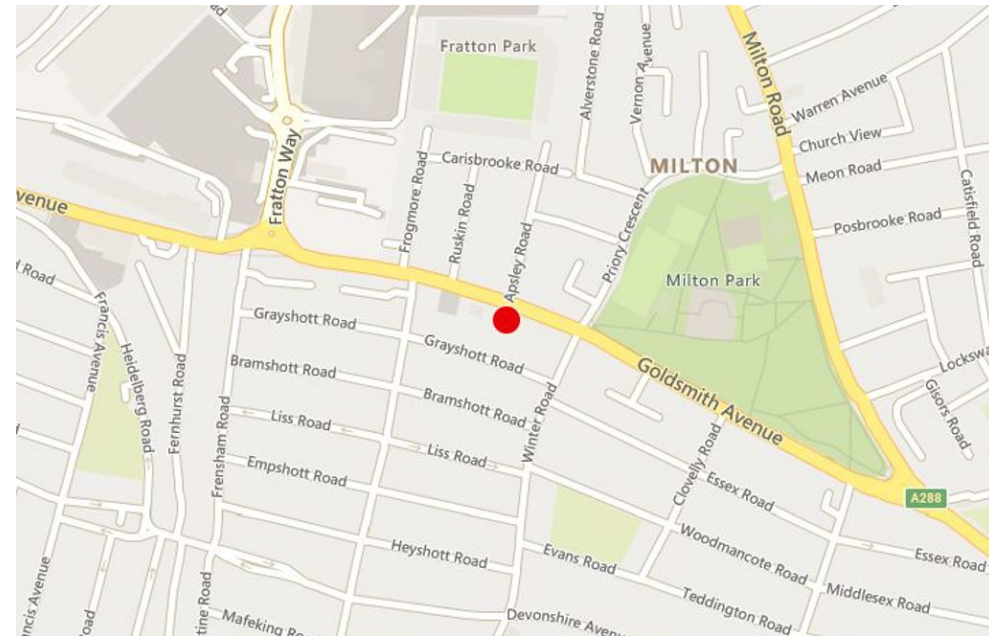
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## Location & Situation

The property is prominently situated in central Portsmouth, on the southern side of Goldsmith Avenue (A2030) - a key arterial route providing direct access between Southsea and the northern districts of the city. The location benefits from excellent connectivity to the wider road network, including the Eastern Road (A2030) and the M275 motorway, offering convenient access to Portsmouth city centre and surrounding areas.

Nearby occupiers include a mix of national and local retailers, such as Tesco Express, McDonald's, Aldi, and Matalan, as well as Fratton Park, home to Portsmouth Football Club.

While the subject property does not have on-site parking, there is also ample on-street parking available in the surrounding roads.





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## Description & Accommodation

The premises comprise a first-floor commercial unit, accessed independently via a separate entrance at ground floor level. Internally, the accommodation offers flexible open-plan floor space, suitable for a variety of potential uses including light industrial, storage, or leisure purposes, subject to the appropriate consents.

The unit benefits from a floor-to-ceiling height of approximately 2.16 metres. In addition, the space includes several partitioned rooms accommodating a kitchenette, two WCs, and office/staff areas. A shared goods lift is available, providing enhanced servicing capabilities.

There is also the potential to combine the first floor with the second floor, should an occupier require larger accommodation, subject to terms.

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
First Floor	2,368	219.99
Total	2,368	219.99







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## Rateable Value

Rateable Value (2023) First Floor: £10,500.

The occupier may be entitled to 100% Small Business Rate relief.

## EPC

We understand the property has an EPC rating of C.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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## Terms

The first floor is available to let by way of a new (effectively) full repairing and insuring flexible lease for a term to be agreed at a monthly rent of £2,000 plus VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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07800 562509

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18 June 2025

